



MINUTES

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE MEETING

April 01, 2025

COMMITTEE MEMBERS

Mr. James, Chair, District IV

Mr. Mize, District III

Mr. Hart, District V

The Planning and Economic Development Committee met at 4:00 p.m. in Council Chambers, Oconee Administrative Offices, 415 South Pine Street, Walhalla, SC with all members present, as well as County Administrator Amanda F. Brock, County Attorney David Root, and Jennifer C. Adams, Clerk to Council, present.

Staff Present: Kyle Reid / Assistant Director of Roads and Bridges

Press Pursuant to the Freedom of Information Act, notice of the meeting, date, time, place of meeting and agenda were posted on the bulletin board at the County Administrative Offices, 415 South Pine Street, Walhalla, SC, and the County Council website [www.oconeesc.com/council]. In addition, it was made available [*upon request*] to the newspapers, radio stations, television stations and concerned citizens.

Press Present: None

Call to Order

Mr. James called the meeting to order at 4:00 p.m.

Moment of Silence

Mr. James asked for a moment of silence prior to the invocation.

Invocation

Mr. Root, County Attorney, gave the invocation.

Pledge of Allegiance

Mr. Hart led the Pledge of Allegiance to the Flag of the United States of America.

Approval of Minutes

Mr. Hart made a motion, seconded by Mr. Mize, approved 3 - 0, to approve the June 18, 2024 minutes as presented.

Discussion & Action Regarding the Following Items

Discussion regarding County conservation efforts

Mr. Hart mentioned a “community trashcan” that was overflowing on River Road off HWY 123, near the State line, and inquired if the County collected trash in that area.

Ms. Brock noted that she would report this to Litter Control.

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Mr. Mize inquired about what materials are currently recycled at the County Convenience Centers.

Ms. Brock provided information regarding what materials are collected at the convenience centers and the landfill for recycling, including details as to the bailing and selling of these materials at the Solid Waste Department.

Mr. James inquired if there was a possibility that the Oconee County Conservation Bank Board could be combined with the Oconee County Soil and Water Conservation District.

Mr. Root, County Attorney, provided background information related to the Oconee County Conservation Bank Board and their funding source, Duke Energy, noting he would reach out to Duke Energy to get their thoughts regarding Mr. James' request.

Mr. Mize made a motion, seconded by Mr. Hart, approved 3 – 0, directing the County Attorney to investigate the possibility of consolidating the Oconee County Conservation Bank Board with the Oconee County Soil and Water Conservation District.

Discussion regarding adequate parking and road width for new developments

Mr. Mize noted that a citizen had reached out with concerns regarding road width and adequate parking in the newly constructed Garrison Farms subdivision and provided details as to what he observed when riding through the development.

Mr. Kyle Reid, Assistant Director of Roads and Bridges, addressed the Committee and provided information regarding Garrison Farms subdivision and provided road size regulations as they pertain to subdivision size.

Mr. Reid went on to note that this subdivision was annexed into the City of Seneca during the preliminary planning phase, therefore he was unaware as to how they proceeded with road construction.

Mr. Mize commented that a review of County development standards may be needed to ensure adequate road width and parking for new developments.

Mr. James brought up a concern regarding the limit of three houses per driveway regulation and suggested that this issue may need to be reviewed by the Planning Commission.

Mr. Hart agreed with Mr. James' above statement and suggested the house limit should be increased to 8-10 homes per driveway.

Mr. Reid provided details related to road and driveway size regulations as required by the Roads and Bridges department.

Mr. Hart then brought forth the topic of right-of-way's and setbacks on private property, noting his opinion that these regulations needed to be reviewed and possibly decreased in length.

Mr. Root provided the Committee with information regarding setbacks and right-of-way's.

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Mr. Hart brought up the topic of sub-dividing property into smaller lots, noting his belief that a parcel should be able to be divided into up to ten lots before it is considered a subdivision.

Mr. Reid provided comments regarding road engineering as it related to Mr. Hart's above concern.

Ms. Brock also offered information regarding ordinances related to this matter and noted that there is some conflicting language contained within these ordinances that needs to be reviewed.

Short discussion between the Committee, Ms. Brock and Mr. Root followed related to subdividing parcels.

Mr. James made a motion, seconded by Mr. Hart, approved 3 – 0, to instruct the Planning Commission to review and revise Chapter 32 and 38 of the Oconee County Code of Ordinances as it pertains to subdividing parcels and minor subdivisions.

Adjourn:

Mr. Hart made a motion to adjourn, approved unanimously, at 4:38 p.m.

Respectfully Submitted:

Jennifer C. Adams
Clerk to Council